

Worcester South District Registry of Deeds Electronically Recorded Document

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Recording Information

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 MASSACHUSETTS EXCISE TAX
 Worcester District ROD #20 001
 Date: 07/16/2018 12:29 PM
 Ctrl# 184693 23736 Doc# 00071708
 Fee: \$1,938.00 Cons: \$425,000.00

Worcester South District Registry of Deeds
 Anthony J. Vigliotti, Register
 90 Front St
 Worcester, MA 01608
 (508) 798-7717

QUITCLAIM DEED

Karen A. O'Brien, being unmarried, of Mendon, Worcester County, Massachusetts

For consideration paid and in full consideration of FOUR HUNDRED TWENTY FIVE THOUSAND AND NO/100 DOLLARS (\$425,000.00) Paid

Grant to Rte. 85 Realty Corp., a Massachusetts Corporation organized under the laws of the Commonwealth of Massachusetts, with a principal place of business at 8 Uxbridge Road, Mendon, Worcester County, Massachusetts

With Quitclaim Covenants

Two parcels of land located in Mendon, Worcester County, Massachusetts, as follows:

PARCEL I

A certain parcel of land, together with the buildings thereon, situated on the westerly side of North Avenue and on the northerly side of Miscoe Road, in said Mendon, and being shown as Lot "C" on plan entitled "Plan of Land Mendon, Mass. of Emma B. Davenport, Dwight J. Davenport, et als. Part of Davenport Farm" dated February 1973, Paul V. Swanson, Reg. Land Surveyor, said Plan being filed with Worcester District Registry of Deeds in Plan Book 394, Plan 56, bounded as shown on said plan as follows:

Easterly by the westerly line of North Avenue, 202.62 feet;

Northerly by land of one Dawes, 225.00 feet;

Northwesterly by other land now or formerly of Emma B. Davenport, 278.98 feet;

Southwesterly by Lot "B" as shown on said Plan 125.00 feet; and

Southerly by the northerly line of Miscoe Road, 477.24 feet.

Containing approximately 96,562 square feet, more or less.

Locus: 134 North Ave., Mendon, MA

PARCEL II

A certain parcel of land situated off the westerly side of North Avenue and the northerly side of Miscoe Road in Mendon, Worcester County, Massachusetts, being shown as Lot C1 on plan of land entitled "Plan of Land in Mendon, Mass. surveyed for Emma Davenport Scale: 1" = 40' Jan 9, 1984 Shea Engineering & Surveying Company Mendon, Mass." filed in Plan Book 517, Plan 75, bounded and described as shown on said plan as follows:

Northerly by land of the Town of Mendon, 224.76 feet;

Easterly by land of Douglas & Kathleen Quagliaroli, 200.00 feet;

Southeasterly by Lot C, 278.98 feet; and

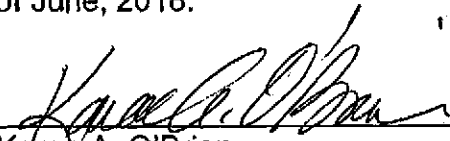
Westerly by Lot AB1, 370.47 feet.

Said Lot C contains 65,980 square feet, according to said plan.

The Grantor hereby releases any and all rights of homestead and states under the pains and penalties of perjury that no other person is entitled to any benefits of an existing estate of homestead.

Being the same premises conveyed to the herein Grantor by deed recorded in the Worcester District Registry of Deeds in Book 42317, Page 198.

Witness my hand and seal this ^{13th} day of June, 2018.




Karen A. O'Brien

COMMONWEALTH OF MASSACHUSETTS

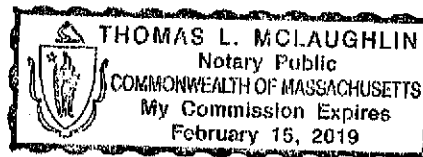
WORCESTER, SS:

June 13, 2018

On this ^{13th} day of June, 2018 before me, the undersigned notary public, personally appeared Karen A. O'Brien proved to me through satisfactory evidence of identification, which was a Driver's License to be the person whose name is signed voluntarily on the preceding or attached document in my presence and for its stated purpose.



Thomas L. McLaughlin, Notary Public
My Commission Expires: 2/15/2019



ATTEST: WORC Anthony J. Vigliotti, Register